

176
UNIFIRST, INC., GRANTOR
P. O. Box 1149, Vicksburg, MS 39180
TO 636-2225

SPECIAL
WARRANTY DEED

YATER L. SHINALL, ET UX, GRANTEES
7184 Grove Park Rd., Olive Branch, MS 38654
Phone #: 901/396-7106

For and in consideration of the sum of Ten Dollars (\$10), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, UNIFIRST, INC., A MISSISSIPPI CORPORATION, does hereby sell, convey and warrant to YATER L. SHINALL and wife, ETTA J. SHINALL, as tenants by the entirety with the right of survivorship and not as tenants in common, the land lying and being situated in Olive Branch, DeSoto County, Mississippi, described as follows, to-wit:

Lot 43, Section A, EASTOVER SUBDIVISION, in Section 29, Township 1 South, Range 6 West, in the City of Olive Branch, DeSoto County, Mississippi, as per plat thereof of record in Plat Book 12, at pages 32-35, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities; to subdivision and zoning regulations in effect in Olive Branch, DeSoto County, Mississippi; to any prior reservation or conveyance of minerals, of every kind and character, including, but not limited to oil, gas, sand and gravel, in, on and under subject property; and to the restrictive covenants of record with the recorded plat.

The Grantees, by acceptance of this Deed, agree to become members of the Eastover Homeowners Association, a Mississippi non-profit corporation, and be bound by the by-laws of said association. The dues of the association shall constitute an assessment against the above described property and said assessment shall constitute a lien on the property so assessed and shall be collectible by a proper action at law or proceedings in Chancery for enforcement of such lien, provided, however, that said lien shall be subordinate to any Mortgages, Deeds of Trust, or other security instrument granted by the Grantees, their successors and assigns. Said assessment shall constitute a covenant that runs with the land and shall be binding on the Successors or Assigns of Grantees.

Possession is given upon delivery of this deed, with taxes for 1987 to be prorated.

WITNESS MY SIGNATURE, this the 21st day of September, 1987.
UNIFIRST, INC.

ATTEST:

BY: Durwood L. Tadlock
NAME: Durwood L. Tadlock
TITLE: Senior Vice-President

Shouphie Habeeb
NAME: Shouphie Habeeb
TITLE: Vice-President
STATE OF MISSISSIPPI
COUNTY OF WARREN

Filed @ 10:30 A.M. 28 Sept. 1987
Recorded in book 199 Page 176
H. G. Ferguson, Chancery Clerk

Personally appeared before me, the undersigned authority in and for said county and state, the within named (NAME) Durwood L. Tadlock and Shouphie Habeeb, (TITLE) Senior Vice-President & Vice-President of UNIFIRST, INC., who acknowledged that they signed and delivered the above and foregoing instrument on the day and date therein mentioned as the act and deed of UNIFIRST, INC., being first duly authorized and empowered by said corporation to so do.

Given under my hand and official seal of office, this the 21st day of September, 1987.

My commission expires:

10-3-88

Bonnie P. Wood
NOTARY PUBLIC